

MINUTES OF A SPECIAL MEETING OF THE
MOBILEHOME RENT REVIEW COMMISSION
OF THE CITY OF CHULA VISTA

May 1, 2014

6:00 P.M.

A Special Joint Meeting of the **Mobilehome Rent Review Commission** and **Housing Advisory Commission** of the City of Chula Vista was called to order at 6:05 p.m. in Conference Room B111, located in Building C at 276 Fourth Avenue, Chula Vista, California.

ROLL CALL

PRESENT: Commissioners Johnson, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

ABSENT: Commissioner Longanecker (E)

ALSO PRESENT: Stacey Kurz, Senior Project Coordinator
Leilani Hines, Housing Manager

CONSENT CALENDAR

1. APPROVAL OF MINUTES FROM October 24, 2013

ACTION: Commissioner Johnson moved to approve staff's recommendations to approve the minutes. Commissioner Riesgo seconded the motion, and it carried, result of vote 4-0.

PUBLIC COMMENTS

None.

INFORMATIONAL ITEMS

2. HOUSING ELEMENT 2013 ANNUAL PROGRESS REPORT

Staff Kurz provided a brief presentation summarizing housing goals and policies in the 2013-2020 Housing Element and progress towards meeting them in 2013, reference Exhibit 1 presentation.

ACTION: None required.

3. CHULA VISTA DEVELOPMENT

Staff Kurz provided a brief presentation regarding recent development and economic development projects, reference Exhibit 2 handouts.

ACTION: None required.

OTHER BUSINESS

4. STAFF COMMENTS

Update on the following projects was provided:

- Mobilehome Administrative Fee, reference Exhibit 3 presentation.
- City Rehabilitation Programs
 - Green Homes for All – Western Homeowner Rehabilitation Program
 - Mobilehome Community Housing Improvement Program (CHIP)

5. CHAIR’S COMMENTS

Chair Gonzalez provided the following comments:

- Encouraged members to engage in the May 30th workshop the Library was conducting entitled “Chula Vista: The Good, The Bad, and The Just Plain Wrong!”
- Inquired into the Districting efforts at the city.
- Asked staff to consider gender diversification of the commissions.

6. COMMISSIONERS’/BOARD MEMBERS’ COMMENTS

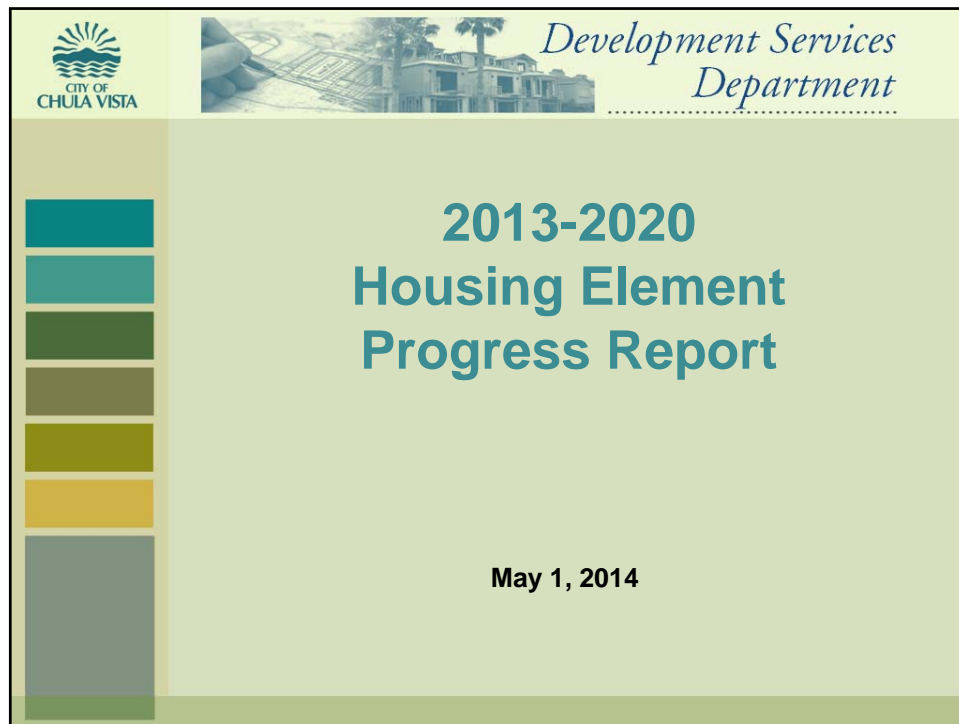
None.



ADJOURNMENT

At 7:43 p.m., Chair Gonzalez motioned to adjourn the meeting, with a second from Commissioner Johnson, to the regularly scheduled meeting on Wednesday, July 23, 2014 in Conference Room C101 at 4:00 p.m.


Stacey Kurz, Senior Project Coordinator

Exhibits: 1. Housing Element 2013 Annual Progress Report Presentation
 2. Recent/Current Development Handouts
 3. Mobilehome Administrative Fee Presentation







*Development Services
Department*



Key Findings

- 40% increase in City population
- Ethnically diverse
- Housing affordability gaps
- Demographic differences
- Sufficient land capacity to meet Regional Housing Needs Assessment
- Limited financial resources available






*Development Services
Department*



What We Heard

General Needs

- Affordable Housing is lacking
- Families are struggling

Priority Populations

- Economically vulnerable

Programs & Strategies

- Creative & Alternatives
- Preserve what we have & opportunities to reuse & enhance existing
- Geographic balance
- Purpose & responsibility
- Reduce barriers







*Development Services
Department*

Focus for Future

- Leveraging opportunities, available resources and new collaborations
- Housing with purpose
 - Economically vulnerable
 - Economic benefits to residents and community







*Development Services
Department*

Neighborhood Revitalization



April 2013
11 blocks of sidewalk
24 curb cuts

CASTLE PARK
CAPITAL IMPROVEMENT PROJECT

SECTION 100 10-MIN IMPROVEMENTS
NON-SECTION 100 IMPROVEMENTS
CENSUS TRACT AND BOUNDARY



5,580 RAPP Registries
80 in 2013



Third Avenue
Improvements




*Development Services
Department*

Maintaining Housing Stock

Palms Mobile Estates began in 2013



Mobilehome/Trailer (Title 25)
90 units / 8 parks



Multi-Family Inspections
650 units / 140 complexes




*Development Services
Department*

Maintaining Housing Stock



Western Homeowner Rehabilitation Loans

The City of Chula Vista's Housing Division provides replacement loans for up to \$25,000 for income eligible homeowners who need to make repairs to their single family homes.

Eligible Applicants

- Applicants who are not currently participating in the City's CHIP program
- Must be the owner (or at least 1 year) and occupy the home
- Total household income may not exceed the program limits (see map)
- Other resources not available (less than \$25,000 in total household assets)
- Maximum of 15% equity must exist in property (cannot use more than 50% of home's value)

Eligible Properties/Repairs

- Repairs will be given to homes with eligible common faults as designated by the U.S. Department of Housing and Urban Development, see map
- Must be a single family detached home
- condemned, mold/moisture, water damage, etc. are not eligible
- Eligible repairs and replacement include: roof, electrical systems, plumbing, windows, lateral and flooring (carpet/hardwood), energy efficiency improvements, ADA related improvements, and other improvements

Loan Terms

- 2% to 7% deferred loan depending on income, see chart
- Loans must be repaid in full after 36 months

| Maximum Annual Income | Applicable Interest Rate | Household Size (number of people) |
|-----------------------|--------------------------|-----------------------------------|
| 80% ARI or less | 2% | 1 2 3 4 5 |
| 81% to 85% ARI | 3% | 1 2 3 4 5 |
| 86% to 90% ARI | 4% | 1 2 3 4 5 |
| 91% to 95% ARI | 5% | 1 2 3 4 5 |
| 96% to 100% ARI | 6% | 1 2 3 4 5 |

ARI = Annual Rental Income. ARI is calculated as 12 months of rental income.



Community Housing Improvement Program "CHIP"

The City of Chula Vista's Housing Division provides home improvement grants up to \$4,000 to income qualified residents to improve the accessibility and safety of their homes.

Eligible Applicants

- Applicants who are not currently participating in the City's CHIP program
- Must be the owner (or at least 1 year) and occupy the home
- Total household income may not exceed the program limits (see map)
- Other resources not available (less than \$4,000 in total household assets)
- Maximum of 15% equity must exist in property (cannot use more than 50% of home's value)

Eligible Properties/Repairs

- Repairs will be given to homes with eligible common faults as designated by the U.S. Department of Housing and Urban Development, see map
- Must be a single family detached home
- condemned, mold/moisture, water damage, etc. are not eligible
- Eligible repairs and replacement include: roof, electrical systems, plumbing, windows, lateral and flooring (carpet/hardwood), energy efficiency improvements, ADA related improvements, and other improvements

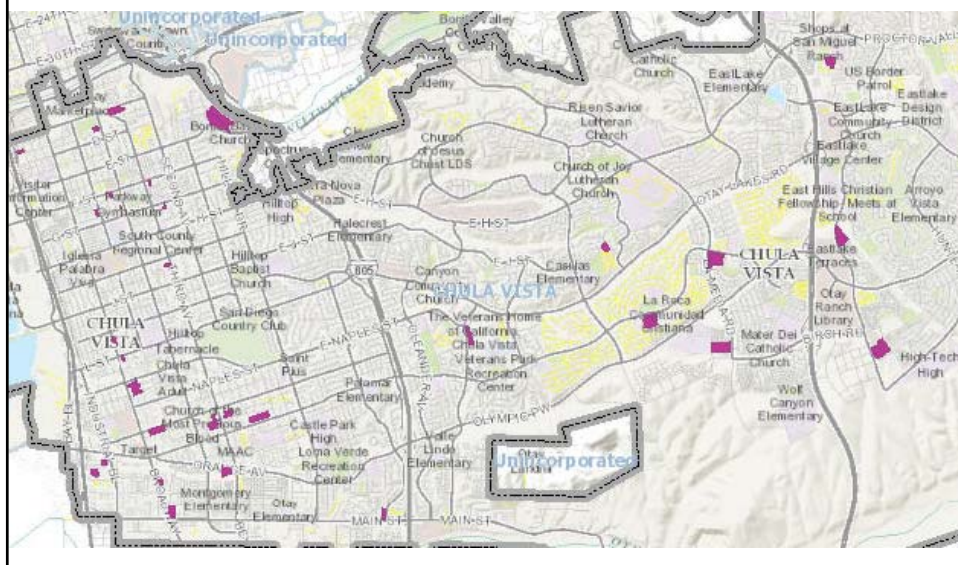
Loan Terms

- 2% to 7% deferred loan depending on income, see chart
- Loans must be repaid in full after 36 months

| Maximum Annual Income | Applicable Interest Rate | Household Size (number of people) |
|-----------------------|--------------------------|-----------------------------------|
| 80% ARI or less | 2% | 1 2 3 4 5 |
| 81% to 85% ARI | 3% | 1 2 3 4 5 |
| 86% to 90% ARI | 4% | 1 2 3 4 5 |
| 91% to 95% ARI | 5% | 1 2 3 4 5 |
| 96% to 100% ARI | 6% | 1 2 3 4 5 |

ARI = Annual Rental Income. ARI is calculated as 12 months of rental income.

Affordable Rental Housing







*Development Services
Department*

Affordable Rental Housing

Acquisition & Rehabilitation

102 Units in West
2 Units in East

City/County Partnership

5 units
< 50% AMI



Kiku Gardens

99 units
< 80% AMI





*Development Services
Department*

Affordable Rental Housing

New Construction

Inclusionary Agreements

Tavera & Lakepointe

15 units < 80% AMI
21 units < 120% AMI



Lofts on Landis

33 units
< 80% AMI



CITY OF
CHULA VISTA



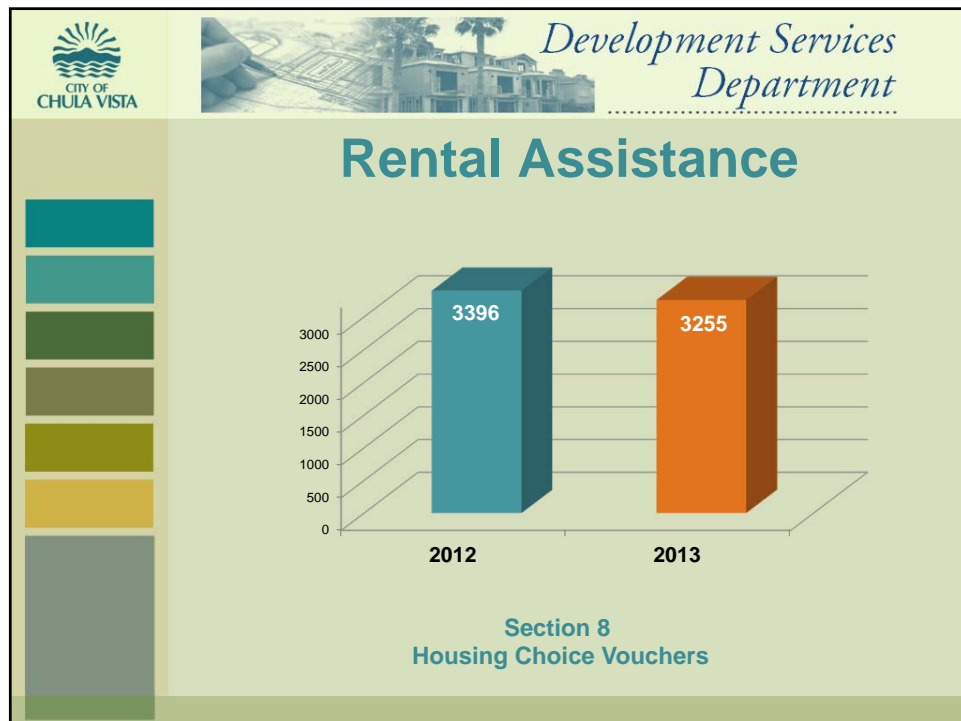
*Development Services
Department*

Homeless Connect









*Development Services
Department*

Mobilehome Community Issues

- Desire to preserve MHP zones
- Aging housing stock
- Securing City's investment w/ limited funds
- Health & safety in trailer parks

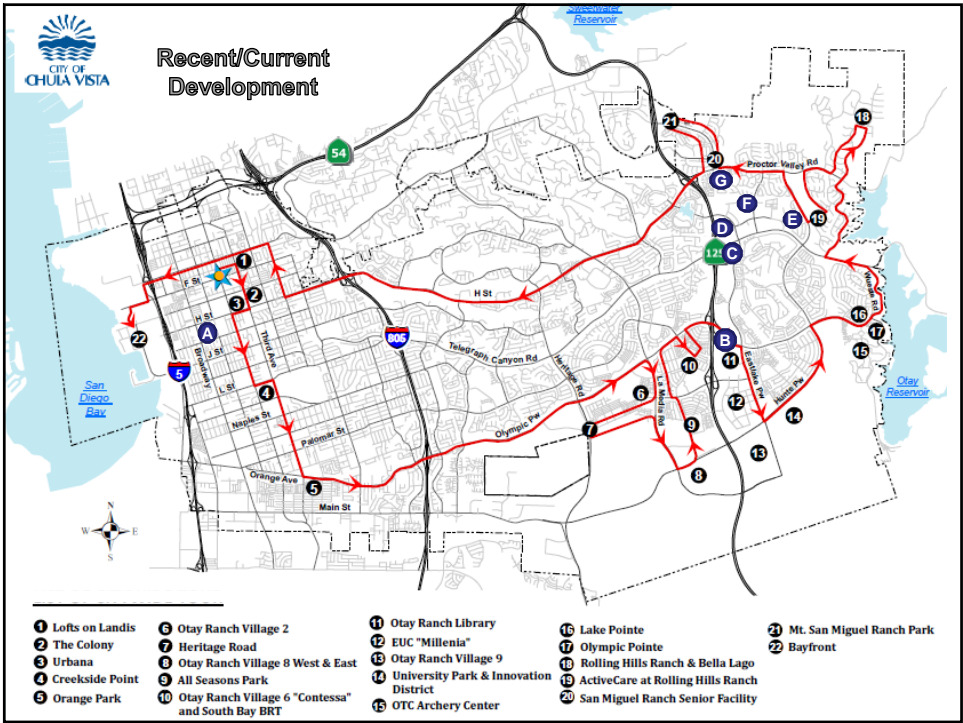
Other issues you see?



Development Services
Department

Chula Vista Development

May 1, 2014



Chula Vista Current/Recent Development

| NUMBER | DESCRIPTION | ADDRESS |
|--------|---|--|
| 1 | <u>Lofts on Landis – Mixed Use</u> ▣ 4-Story, 33 MF Apts. & 1,253 s.f. of Office Space | 240 Landis Avenue |
| 2 | <u>The Colony – Mixed Use</u> ▣ 4 Stories Over Garage, 162 MF Condos ▣ 2,800 s.f. Commercial includes Chula Vista Museum | 435 Third Avenue |
| 3 | <u>Urbana – Mixed Use</u> ▣ 7-Story, 258 MF Apartments & 9 Live/Work Units | H Street Between 3rd & 4th Avenues |
| 4 | <u>Creekside Point – Mixed Use</u> ▣ 115 Condos, 4 Live/Work Units, 700 s.f. Retail | 944 Third Avenue |
| 5 | <u>Orange Park</u> ▣ 3.9-Acre Park | Third and Orange Avenues |
| 6 | <u>Otay Ranch Village 2</u> ▣ Various Residential Projects | Between Heritage Road and La Media Road |
| 7 | <u>Heritage Road</u> ▣ Construction from Olympic Parkway to Santa Victoria Road | South of Olympic Parkway |
| 8 | <u>Otay Ranch Village 8 West & East</u> ▣ West: 1,429 MF & 621 SF / East: In Development | South of Hunte Parkway and West of SR 125 |
| 9 | <u>All Seasons Park</u> ▣ 7.6 acres w/ soccer field, basketball, shelter/gazebo, play equipment, picnic/BBQ area, restroom | 1825 Magdalena Avenue |
| 10 | <u>Otay Ranch Village 6 “Contessa” & SBBRT</u> ▣ Last residential project in V6, 108 MF apartments formerly known as “Marquis II” ▣ Site for South Bay Bus Rapid Transit | East Palomar Street |
| 11 | <u>Otay Ranch Library & CV Police Department</u> ▣ Storefront Library and Police Department | Otay Ranch Town Center |
| 12 | <u>EUC “Millenia” – Mixed Use</u> ▣ 273 MF Apartments (Fairfield) & 116 Townhomes (Genesis) | Birch Road and Eastlake Parkway |
| 13 | <u>Otay Ranch Village 9</u> ▣ Otay Land Company Residential Development | East of SR 125 and South of Hunte Parkway |
| 14 | <u>University Park & Innovation District</u> ▣ 375 Acres / University Campus to Serve 20,000 Students | East of Eastlake Parkway and Hunte Parkway |
| 15 | <u>OTC Archery Center</u> ▣ 35,000 s.f Facility; 25,212 s.f. Housing; 4,107 Multi-Purpose | 2800 Olympic Parkway |
| 16 | <u>Lake Pointe – Mixed Use</u> ▣ 221 MF Condos & 15,000 s.f. Commercial | Olympic Parkway West of Wueste Road |
| 17 | <u>Olympic Pointe</u> ▣ 427 MF Apartments | Olympic Parkway South of Wueste Road |
| 18 | <u>Rolling Hills Ranch and Bella Lago</u> ▣ Single-Family Developments | Agua Vista Drive |
| 19 | <u>ActiveCare at Rolling Hills Ranch</u> ▣ 60-Bed Senior Residential Facility | 850 Duncan Ranch Road |
| 20 | <u>Westmont Senior Center</u> ▣ 98-Unit, 104-Bed Assisted Living Facility | 2325 Proctor Valley Road |
| 21 | <u>Mt. San Miguel Park</u> ▣ 19.5 acres w/ Ball Fields, Basketball & Tennis Courts, Play Equipment, Dog Park, Walking Trail, Shelters/Gazebos | 2335 Paseo Veracruz |
| 22 | <u>Bayfront</u> ▣ 500-Plus Acres of Residential, Park & Resort Development | Bay Boulevard |

Chula Vista Current/Recent Development

New Businesses:

A Chula Vista Center

AMC Theatre

Project Pie

Fatburger

Chipotle (across the street)

B Otay Ranch Mall

Venga Venga

Savoie French Italian Eatery

Kasi Fresh. Fast. Indian

Buffalo Wild Wings

C Eastlake Von's Shopping Center

Project Pie

Which Wich

D Village Walk

Nothing Bundt Cakes

McMillin Realty

E Eastlake Design Center

LaserTag

SkyZone

Fillipi's Pizza Grotto

Pride Martial Arts

F Lane Avenue Business District

YMCA

G Mt. Miguel Shops



Pizzos


Subway

Pilates Room

Pizza Hut



McDonald's

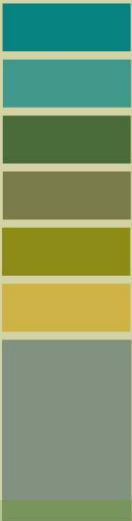
*Development Services
Department*



Staff Reports

May 1, 2014

*Development Services
Department*



Master Fee Schedule Updates

- City Council May 6th
- Administrative Fee adoption
July 1, 2014 – June 30, 2015
 - Proposed at \$40
 - ✓ Fund balance as of 7/1/14
 - ✓ Leveling of revenues & expenditures
- CVMC 9.40 Application Fee
 - State law allows local jurisdiction to recoup costs to process park closure



CITY OF CHULA VISTA



*Development Services
Department*

Lofts on Landis




LANDIS AVENUE ELEVATION

CHANDLER STREET HEALTH CARE DISTANCE RESIDENTIAL DISTANCE COMMUNITY ROOM DISTANCE GARAGE & STAIR DRIVE

landis@wakelandhdc.com



Western Homeowner Rehabilitation Loans

The City of Chula Vista's Housing Division provides improvement loans for up to \$24,999 for income eligible homeowners who need to make repairs to their single-family homes.

Eligible Applicants

- Applicants may not have previously participated in the City's CHIP program.
- Must be the owner (for at least 1 year) and occupy the home.
- Total household income may not exceed the program limits (note, all household member's income is counted).
- Other resources not available (less than \$25,000 in total liquid assets).
- Minimum of 15% equity must exist in property (cannot own more than 85% of home's value).

Eligible Properties/Repairs

- Preference will be given to homes within eligible census tracts as designated by the U.S. Department of Housing and Urban Development, see map.
- Must be a single-family detached home (condominiums, mobilehomes, trailers, businesses, etc. are not eligible).
- Eligible repairs and improvements include: roof, electrical systems, plumbing, windows, carpet and flooring (safety hazard), energy efficiency improvements, ADA related improvements, and other improvements.

Loan Terms

- 0% to 3% deferred loan depending on income, see chart.
- Loans must be repaid in full when transferred.

| Maximum Annual Income | Applicable Interest Rate | Household Size (number of people) | | | | |
|-----------------------|--------------------------|-----------------------------------|----------|----------|----------|----------|
| | | 1 | 2 | 3 | 4 | 5 |
| 80% AMI or less | 0% | \$27,680 | \$31,680 | \$35,680 | \$39,680 | \$43,680 |
| 81% to 90% AMI | 2% | \$44,250 | \$50,000 | \$55,750 | \$61,500 | \$67,250 |

Effective 12/1/12, using 34 CHIP Page 3 definition of income.

Community Housing Improvement Program "CHIP"

Application Process

1. Application: Submit application, income verification, and proof of ownership.
2. Inspection: Code enforcement calls to schedule initial inspection.
3. Contractor: Applicant selects contractor from approved list.
4. Construction Review: Applicant submits plans and estimates for review.
5. Complete Repairs: Repairs are completed and approved for payment.
6. Loan Servicing: The City will monitor progress and provide financial assistance.

Mobilehome Rehabilitation Forgivable Loans

The City of Chula Vista's Housing Division provides home improvement forgivable loan funds of up to \$6,500 to income qualified mobilehome owners for accessibility and/or health and safety related repairs.

Eligible Applicants

- Applicants may not have received a previous grant or loan from the City of Chula Vista.
- Total household income may not exceed 50% area median income ("AMI"), see chart.
- Maximum loan amounts may not exceed \$25,000.
- All applicants must be owner-occupants, in residency in the mobilehome for at least one year.

Eligible Properties

- Priority will be given to mobilehomes within designated mobilehome parks in the City of Chula Vista (trailers are not eligible).

Loan Terms

- 0% forgivable 5-year loan for households below 50% AMI.
- Loans must be repaid in full if transferred prior to the fifth year of occupancy.

| Household Size (number of people) | Maximum Annual Income for: 50% AMI | | | | |
|-----------------------------------|------------------------------------|----------|----------|----------|----------|
| | 1 | 2 | 3 | 4 | 5 |
| 1 | \$28,250 | \$32,250 | \$36,250 | \$40,250 | \$44,250 |

Effective 12/1/12, using 34 CHIP Page 3 definition of income.